

HANSON PLANNING BOARD  
MINUTES OF THE PUBLIC MEETING OF JULY 25, 2016  
HANSON TOWN HALL, 542 LIBERTY STREET, HANSON, MA

A meeting of the Town of Hanson Planning Board was held on **July 25, 2016** at the Hanson Town Hall, 542 Liberty Street, Hanson, MA.

**Present:** Donald Ellis, Chairman  
Stephen Regan  
Joseph Weeks  
John Kemmett  
Joe Campbell  
Laurie Muncy, Town Planner/Conservation Agent

By motion made and seconded, the meeting was called to order at 7:01 PM.

**APPOINTMENTS:**

7:00 Review of **an ANR Plan Form A** "Subdivision of Land in Hanson, MA" dated June 22, 2016 submitted by Richard L. Avery, L.S. on behalf of **owners Ralph A. and Margaret E. Gronlund** concerning a transfer of property located at **170 West Washington Street Map 92, Lot 11B** in Hanson, MA. A plan prepared by R.L. Avery and dated June 22, 2016 was presented to the Board for endorsement. The Board reviewed the Form A checklist. This plan shows the conveyance of Lot 2 containing 2.046 acres or 89,114 square feet of upland area from Mr. & Mrs. Gronlund to their abutting property owner Janice Wright of **204 West Washington St Map 93 Lot 5**. The properties are located in the Recreation/Agriculture and Residence AA zoning districts. There were no questions from the Board. Stephen Regan made a motion to accept and endorse the plan as submitted. Joe Campbell seconded the motion. The motion passed unanimously and the Board endorsed the plan.

**DISCUSSIONS:**

**Cash Surety Agreement for Brookside Estates:** A cash surety agreement was prepared in the amount of \$323,500 to secure construction of ways and installation of municipal services in the subdivision of land shown on a plan entitled **BROOKSIDE ESTATES**. Donald Ellis explained the cash surety agreement to the assembled public. There were approximately 22 or more residents of the development in attendance at the meeting. Jared Curtis of 82 Progress Way spoke to the Board regarding construction activities that are pending. Joseph Weeks explained the difference between a tri-party agreement and a cash surety agreement with the Town of Hanson Planning Board to ensure completion of the site.

This agreement basically transfers from a tri-party (3 party agreement) to a 2 party agreement. Tracy Morse of Progress Way asked a question regarding disturbance to her driveway. She indicated that she needs to seal the driveway and does not want to see the area around her driveway disturbed. She also asked questions regarding who would be plowing the site. She was informed that the Homeowners Association is responsible for the maintenance of the site.

Stephen Regan explained the work remaining includes curbing, sidewalks, street lights, and associated drainage activities. There is an orderly fashion for construction activities dictated by the Planning Board. Mr. Hoey asked who would be doing the work. It was explained that the cash surety being held is

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security but that the Town would not be responsible for hiring or paying invoices from contractors. The money is held to ensure completion of the site. Once the construction activities are completed, the funds will be returned to Mr. Shute.

Mr. Hoey asked who would be responsible to allow revisions from hard wired street lighting to solar lighting. The Board explained the construction activities required for the installation of hard wired lighting. Some property owners objected to the use of solar lights, other property owners objected to further disturbance of their driveways for the installation of hard wired lighting.

Jared Curtis of Progress Way stated that the catch basins have been a problem where the Barakat condos are located. There is substantial erosion of the bank on the Barakat property with the silt leeching into the catch basins. Joseph Weeks stated that this item is not on the agenda for this evening, but it could be placed on a future agenda should the property owners desire to discuss this issue in detail. The resident of 5 Brookside Drive asked if the sidewalks are delaying construction activities. Again, he was advised that these items were not on the agenda for this meeting but a construction schedule has been outlined by the Planning Board to which Mr. Shute should adhere. Another property owner asked about the materials stored within the cul-de-sac. Again, that will be discussed on another agenda but is within the scheduled construction activity list.

The next agenda of the Planning Board is August 8, 2016. Jared Curtis asked if Donald Shute could create a construction time line and provide the information to the residents. Charmain Jordan lives across from the Barakat condos. She asked if she could be provided with a construction timeline and would she be able to review copies of the plans regarding the Barakat condos. She was advised to contact the ZBA for minutes from the meetings with Barakat and copies of the Barakat Plans. At the close of the hearing, Ms. Jordan was provided a copy of the Town Planner's business card so that she could contact the Planner and receive an electronic copy of the Brookside Estates development plans.

The Board and Mr. Shute endorsed the cash surety agreement. A discussion item will be placed on the agenda of August 8<sup>th</sup> to allow the residents an opportunity to discuss the construction schedule for the Brookside Estates development.

Joseph Weeks made a motion to endorse and accept the cash surety agreement. Joe Campbell seconded the motion. The motion passed unanimously and the Board and Mr. Shute endorsed the agreement.

The Board requested that the Planner send an email to Mr. Shute asking him why he hasn't completed cutting the granite curbing as requested by the Board and to request that Mr. Shute draft a construction schedule for inclusion on the next agenda. The Board would also like Mr. Shute to explain why it is not feasible to repair the asphalt at the entrance of Brookside Road and Progress Way.

**Minutes of Meetings:**

May 16<sup>th</sup>

May 23 – pending

June 13

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June 27

June 30 – site inspection

Joe Weeks made a motion to accept minutes of May 16 and June 13 as typed. Joe Campbell abstained from the May 16<sup>th</sup> meeting. Stephen Regan seconded the motion. The motion passed unanimously. Joe Campbell made a motion to revise the minutes of June 13 to reflect that he was present but arrived a few minutes late. Joseph Weeks seconded the motion to revise the minutes of June 13, 2016. The motion passed unanimously and the minutes will be revised to reflect the change. Joseph Weeks made a motion to accept the minutes of June 27, 2016 as typed. Joseph Campbell seconded the motion. The motion passed unanimously. John Kemmett was not present at the meeting of June 27, 2016 but did read the minutes. Joseph Campbell wrote the minutes of the site inspection held on June 30, 2016. Joseph Weeks made a motion to accept the minutes of June 30, 2016 as written. John Kemmett seconded the motion. The motion passed unanimously.

The Board endorsed invoices for Bay State Roads, and American Planning Association.

**Stonebridge Commons Environmental Partners Contract**

The Board received an Agreement for Construction Review Services in Connection with Stonebridge Commons from Environmental Partners Group. This agreement is to perform engineering and supplemental services for the **Stonebridge Commons** development. The Board had questions regarding the use of independent contractors by Environmental Partners and any potential liability resulting from their use. The Board asked that the language be removed from the final agreement or that Mr. Fitzgerald attend the next meeting of the Board to discuss this item.

**Complete Street Scope of Services**

The Planning Board reviewed the Scope of Work prepared by Environmental Partners Group in order to develop a Complete Street Project Prioritization Plan consistent with the Tier 2 municipal requirement of the Complete Streets Funding Program. The preparation of the Complete Streets Prioritization Plan (including meetings) is anticipated to take five weeks. Prior to proceeding on the Prioritization Plan, an additional 4 to 8 weeks are anticipated for the development and award of the contract. The Planning Board is in support of the program and did not have any revisions to the Scope of Services.

**Discussion regarding 1101 Main Street:** Topics to include: updated status regarding the Planning Board involvement, discussion regarding the relationship from the Planning Board involvement due to Stormwater Management perspective and other input from members that can help update all members of the Board.

The Town Planner/Conservation Agent drafted a summary of events for this site and provided each Planning Board member a copy to review. She indicated that this site has not had an application before the Planning Board. The structure was removed prior to the adoption of Stormwater Management in the Town of Hanson therefore the Planning Board did not receive a filing under the requirements of Stormwater Management. The site has received approval from the ZBA for construction of a space metal type building at the rear of the MBTA rail.

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The Planning Board held a discussion regarding the Board being the catalyst to request by formal correspondence to the Board of Selectmen; the need for planning a **“Board Summit”** where representatives from all Boards/Committees can come on an informational basis to meet and discuss major issues impacting the Town of Hanson. This agenda item was suggested by Joseph Campbell. He and Mr. Kemmett would like to create a summit where applicants have the opportunity to meet with all land use departments simultaneously to assist the applicant and provide them with an opportunity to facilitate the approval process. Mr. Campbell stated that he initially wanted the Planning Board to meet with the Board of Selectmen to discuss major issues impacting the town. He suggested a schedule of either quarterly or twice yearly for the land use board to meet with the Selectmen to discuss situations and problems within the department, on-going projects and what constraints or issues might delay completion of a development. Joseph Weeks made a motion to permit Joseph Campbell to initiate an informational Board Summit with the Board of Selectmen and other land use departments or committees biannually or as needed. Stephen Regan seconded the motion. The motion passed unanimously. The Town Planner/Conservation Agent will send Joseph Campbell a draft request for review. Once the draft is completed it will be placed on the upcoming agenda for review by the Board as a whole.

**Appointment of a representative to the Community Preservation Committee**

By motion made and seconded, John Kemmett was appointed to represent the Planning Board on the Community Preservation Committee. Joseph Campbell made the motion, Joseph Weeks seconded the motion. The motion passed unanimously.

**Reorganization**

Joseph Campbell nominates John Kemmett to serve as Chairman of the Planning Board. John Kemmett did not wish to be appointed as Chair. John Kemmett nominates Joseph Weeks to serve as Chairman of the Planning Board. Donald Ellis seconded the motion. The motion passed unanimously. Joseph Weeks stated that he has great respect for Donald Ellis and his service as Chair and commended Mr. Ellis for setting the positive tone of the meetings. He respectfully accepts the Chairmanship.

John Kemmett nominates Joseph Campbell to serve as vice-chair. Stephen Regan seconded the motion. The motion passed unanimously. Joseph Weeks nominated Stephen Regan to serve as Planning Board Clerk. Joseph Campbell seconded the nomination of Stephen Regan as clerk. The motion passed unanimously.

Joseph Campbell made a motion to appoint Donald Ellis to serve on the Zoning By-law Committee. Stephen Regan seconded the motion. The motion passed unanimously. Stephen Regan made a motion to nominate Joseph Campbell to serve on the Open Space & Recreation Plan Committee. Donald Ellis seconded the motion. The motion passed unanimously. Stephen Regan was nominated at a previous meeting to serve on the Drainage Committee.

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Donald Ellis made a motion to adjourn the meeting at 9:10 PM. Joseph Campbell seconded the motion. The motion passed unanimously and the meeting was adjourned.

Meeting adjourned at 9:10 PM.

Respectfully submitted,

Laurie Muncy  
Town Planner/Conservation Agent